

## 5 Bedroom House for Sale in Oroklini, Larnaca District

This is a magnificent 3-floor, 5-bedroom luxury property nestled in the heart of Oroklini, Larnaca. This stunning off-plan villa offers an unparalleled living experience, boasting elegant design, modern amenities, and breathtaking views. 

Spread across a generous plot of 600 square meters, Oroklini Hills Villa presents a spacious and well-thought-out layout. Open design kitchen featuring a stylish island, seamlessly flowing into the dining area and a spacious living room. Airy verandas, an inviting BBQ area, and an outdoor shower, complemented by a magnificent 13-meter-long swimming pool.

Spacious bedrooms on the first floor, each with its own en suite WC and shower. Roof gar...

### Property Info

Covered Area  
Total Number of Floors

**330**  
**2**

### Plot / Area Info

Plot area **600**  
Pool **Yes**

### Additional info

Reference Number **6537**  
Property type **House**  
Bathrooms **5+**  
View **Sea view**

### Amenities

- Roof Garden

### Location

**Location:** Oroklini Region: **Larnaca**  
Coordinates: **34.977487199784 / 33.650908464434**

## Price: €1 290 000 + VAT

VAT for this property is **€163,009** or **€245,100**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€48 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 909.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€980 000 on Jun 4, 2025

€1 290 000 on Feb 5, 2026



